

In Re:	Case No.:	16-31482
Wade N. Cohen,	Chapter:	13
Debtor.	Judge:	Andrew B. Altenburg Jr

NOTICE OF PROPOSED PRIVATE SALE

Wade N. Cohen, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Jeannie Naughton
Clerk of the Bankruptcy Court
401 Market Street
Camden, NJ 08102

If an objection is filed, a hearing will be held before the Honorable Andrew B. Altenburg Jr. on April 3, 2018 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 4B, 401 Market Street Camden, NJ 08102. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold:
23 Tenby Chase Drive
Voorhees, N.J. 08043

Proposed Purchaser: 180 Real Estate Development, LLC

Sale price: \$250,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Alicia Weister, Realtor & David A. Wollman, Esquire
Amount to be paid: \$15,000 per listing and \$1,500.00 per Agreement
Services rendered: Alicia Weister is the Listing & Marketing agent of the property who is performing realtor services from listing to closing. Mr. Wollman is debtor's real estate attorney representing him and handling all short sale negotiations and real estate matters through closing.

Seek waiver of Fed. R. Bankr. P. 6004(h).

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Kimberly A. Wilson, Esquire
Address: 24 North White Horse Pike Somerdale, NJ 08083
Telephone No.: (856) 783-4440

Certificate of Notice Page 3 of 4
 United States Bankruptcy Court
 District of New Jersey

In re:
 Wade N Cohen
 Debtor

Case No. 16-31482-ABA
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
 Form ID: pdf905

Page 1 of 2
 Total Noticed: 35

Date Rcvd: Mar 08, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 10, 2018.

db +Wade N Cohen, 23 Tenby Chase Drive, Voorhees, NJ 08043-2962
 aty +David A. Wollman, The Wollman Law Firm, 200 Haddonfield-Berlin Road, Suite 102,
 Gibbsboro, NJ 08026-1239
 aty +Pluese Becker & Saltzman, 2000 Horizon Way, Ste. 900, Mt. Laurel, NJ 08054-4303
 r +Alicia Weister, Prudential Fox & Roach Realty, 41 S. Haddon Avenue,
 Haddonfield, NJ 08033-1800
 516518683 +Capital One, PO Box 30285, Salt Lake City, UT 84130-0285
 516518685 +Navy Federal Credit Union, PO Box 3700, Merrifield, VA 22119-3700
 516491911 +Pluese, Becker, & Saltzman, 2000 Horizon Way Ste 900, Mount Laurel, NJ 08054-4303
 516518686 +Posel Mngament Company, 910 Berlin Rd, Voorhees, NJ 08043-3503
 516518681 +Priscilla Peloubet Cohen, 12 Fulmar Drive, Voorhees, NJ 08043-1626
 516518687 Remex, Inc., 307 Wall Street, Princeton, NJ 08540-1515
 516588593 ++STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245,
 TRENTON NJ 08646-0245
 (address filed with court: State of New Jersey, Division of Taxation, Bankruptcy Section,
 PO Box 245, Trenton, NJ 08695-0245)
 516519538 +State of NJ, c/o Attorney General, 25 Market Street, Trenton, NJ 08611-2148
 516518688 +State of NJ, Division of Taxation, Bankruptcy Division, PO Box 25 Market Street,
 Trenton, NJ 08625-0025
 516518680 +Sturbridge Lakes Association, Associa Mid-Atlantic, 14000 Horizon Way Ste 200,
 Mt. Laurel, NJ 08054-4342
 516518689 +TD Bank USA/Target Credit, 3701 Wayzata Blvd #MS6C, Minneapolis, MN 55416-3401
 516518691 +United States of America, c/o Attorney General District NJ, 970 Broad Street,
 Newark, NJ 07102-2527
 516518692 +Verizon, 500 Technology Drive, Ste 300, St. Charles, MO 63304-2225
 516519539 +Wells Fargo Bank, PO Box 14517, Des Moines, IA 50306-3517
 51651863 Wells Fargo Bank N. A., PO Box 10438, Des Moines, IA 50306-0438
 516518693 Wells Fargo Bank NA, 1689 Rte 10 East, Morris Plains, NJ 07950
 516673503 Wells Fargo Bank, N.A., Wells Fargo Card Services, PO Box 10438, MAC F8235-02F,
 Des Moines, IA 50306-0438
 516518694 +Wells Fargo Card Services, PO Box 10347, Des Moines, IA 50306-0347

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usanj.njbankr@usdoj.gov Mar 08 2018 23:24:41 U.S. Attorney, 970 Broad St.,
 Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
 smg +E-mail/Text: ustpreion03.ne.ecf@usdoj.gov Mar 08 2018 23:24:38 United States Trustee,
 Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,
 Newark, NJ 07102-5235
 lm E-mail/Text: bankruptcy.bnc@ditech.com Mar 08 2018 23:24:26 Ditech Financial LLC,
 P.O. Box 6154, Rapid City, SD 57709-6154
 cr E-mail/Text: cio.bncmail@irs.gov Mar 08 2018 23:24:16 Internal Revenue Service,
 955 S. Springfield Avenue, Springfield, NJ 07081
 516716981 +E-mail/Text: bankruptcy@pepcoholdings.com Mar 08 2018 23:24:24 Atlantic City Electric,
 Po Box 13610, Philadelphia, PA 19101-3610
 516518682 +E-mail/Text: clientrep@capitalcollects.com Mar 08 2018 23:25:38 Capital Collection Service,
 PO Box 150, West Berlin, NJ 08091-0150
 516744824 +E-mail/Text: bankruptcy@pepcoholdings.com Mar 08 2018 23:24:24 Delmarva Power and Light Co.,
 5 Collins Dr., Suite 2133, Mail Stop 84CP42, Carneys Point, NJ 08069-3600
 516491910 +E-mail/Text: bankruptcy.bnc@ditech.com Mar 08 2018 23:24:26 Ditech Financial LLC,
 PO Box 6172, Rapid City, SD 57709-6172
 516671532 E-mail/Text: bankruptcy.bnc@ditech.com Mar 08 2018 23:24:26
 Ditech Financial LLC fka Green Tree Servicing LLC, P.O. Box 6154,
 Rapid City, South Dakota 57709-6154
 516643722 E-mail/Text: JCAP_BNC_Notices@jcap.com Mar 08 2018 23:24:54 Jefferson Capital Systems LLC,
 Po Box 7999, Saint Cloud Mn 56302-9617
 516591801 +E-mail/Text: ext_ebn_inbox@navyfedera.org Mar 08 2018 23:25:35 Navy Federal Credit Union,
 PO Box 3000, Merrifield, VA 22119-3000
 516690310 E-mail/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com Mar 08 2018 23:39:56
 Portfolio Recovery Associates, LLC, c/o Capital One Bank, N.A., POB 41067,
 Norfolk VA 23541
 516667029 +E-mail/PDF: gecsed@recoverycorp.com Mar 08 2018 23:26:35 Synchrony Bank,
 c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
 TOTAL: 13

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

516537738* +Department of Treasury, Internal Revenue Service, P O Box 7346,
 Philadelphia, PA 19101-7346
 516518684* Internal Revenue Service, Bankruptcy Dept, PO Box 7346, Philadelphia, PA 19101-7346
 516518690* +United States of America, c/o Attorney General, Dept of Justice-Civil Division,
 950 Pennsylvania Avenue, Washington, DC 20530-0009

TOTALS: 0, * 3, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

District/off: 0312-1

User: admin
Form ID: pdf905

Page 2 of 2
Total Noticed: 35

Date Rcvd: Mar 08, 2018

***** BYPASSED RECIPIENTS (continued) *****

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 10, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 6, 2018 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,
summarymail@standingtrustee.com
Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
Kimberly A. Wilson on behalf of Debtor Wade N Cohen wilson.schroedinger@comcast.net
Nona Ostrove on behalf of Creditor Sturbridge Lakes Association nostrove@ostrovelaw.com
TOTAL: 5